



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

(949) 644-3200 Fax: (949) 644-3229

www.newportbeachca.gov

CITY OF NEWPORT BEACH

ZONING ADMINISTRATOR STAFF REPORT

August 29, 2013

Agenda Item No. 2

SUBJECT: Seashore Drive Parcel Map (PA2013-146)
3403 Seashore Drive
Tentative Parcel Map No. NP2013-016
County Tentative Parcel Map No. 2013-144

APPLICANT: David York, Architect

PLANNER: Debbie Drasler, Contract Planner
(949) 644-3206, ddrasler@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Unit Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A parcel map application for two-unit condominium purposes. No waivers of Title 19 (Subdivisions) development standards are proposed with this application. The parcel map would allow each unit of the duplex, currently under construction, to be sold individually. The property was previously improved with a duplex.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Zoning Administrator Resolution No. ____ approving Tentative Parcel Map No. NP2013-016 (Attachment No. ZA 1).

DISCUSSION

- An existing duplex will be demolished and replaced with a new duplex which is currently in plan check.
- The property is designated for two-unit residential use by the General Plan and Zoning Code. The new duplex is consistent with this designation and a parcel map for condominiums does not change the use.
- The parcel map approval will allow the units to be sold separately.

- The new duplex will conform to the Municipal Code requirements, and the parcel map for condominiums will meet all of the Title 19 standards.
- Public improvements will be required of the applicant pursuant to the Municipal Code and the Subdivision Map Act.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions). Class 15 exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed parcel map is for condominium purposes and is consistent with the requirements of the Class 15 exemption.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 10 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:

GBR/fn

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Tentative Parcel Map No. NP2013-016
		County Tentative Parcel Map No. 2013-144

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-0XX

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING TENTATIVE PARCEL MAP NO. NP2013-016 FOR A PARCEL MAP FOR TWO-UNIT CONDOMINIUM PURPOSES LOCATED AT 3403 SEASHORE DRIVE (PA2013-146)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by David York, Architect, on behalf of Jason Lak, Property Owner, with respect to property located at 3403 Seashore Drive, and legally described as Lot 2 of Block 34 of Newport Beach Tract 512, requesting approval of a tentative parcel map.
2. The applicant requests a tentative parcel map for two-unit condominium purposes. No exceptions to the Title 19 (Subdivisions) development standards are proposed with this application. The property was previously developed with a duplex that will be demolished and replaced with a new duplex.
3. The subject property is located within the Two-Unit Residential (R2) Zoning District and the General Plan Land Use Element category is Two-Unit Residential (RT).
4. The subject property is located within the coastal zone.
5. A public hearing was held on August 29, 2013, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 15 (Minor Land Divisions).
2. Class 15 exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed parcel map is for condominium purposes and is consistent with the requirements of the Class 15 exemption.

SECTION 3. REQUIRED FINDINGS.

The Zoning Administrator determined in this case that the proposed parcel map is consistent with the legislative intent of Title 20 (Planning and Zoning) of the Municipal Code and is approved based on the following findings pursuant to Section 19.12.070 (Required Findings for Action on Tentative Maps) of the Municipal Code:

Finding

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding

- A-1. The proposed Parcel Map is for two-unit condominium purposes. A duplex will be demolished and will be replaced with a new duplex. The proposed subdivision and improvements are consistent with the Two-Unit Residential (R-2) Zoning District and the Two-Unit Residential (RT) General Plan Land Use Designation.

Finding

- B. *That the site is physically suitable for the type and density of development.*

Facts in Support of Finding

- B-1. The lot is regular in shape, has a slope of less than 20 percent, and is suitable for two-unit residential development.

Finding

- C. *That the design of the subdivision or the proposed improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding

- C-1. The subject property is developed and the lot, proposed improvements, and proposed parcel map application will not cause substantial environmental damage.
- C-2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 15 (Minor Land Divisions) which allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The proposed parcel map is for condominium purposes and is consistent with all of the requirements of the Class 15 exemption.

Finding

- D. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding

- D-1. The proposed Parcel Map is for residential condominium purposes. All construction for the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. Furthermore, the proposed project will conform to all applicable City ordinances.

Finding

- E. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to easements previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Facts in Support of Finding

- E-1. The design of the development will not conflict with any easements acquired by the public at large for access through or use of property within the proposed development as there are no public easements that are located on the property.

Finding

- F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding

- F-1. The property is not subject to the Williamson Act. The subject property is not designated as an agricultural preserve and is less than 100 acres.

Finding

- G. That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (a) there is an adopted specific plan for the area to be included within the land project; and (b) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding

- G-1. The property is not a "land project" as defined in Section 11000.5 of the California Business and Professions Code.
- G-2. The project is not located within a specific plan area.

Finding

- H. That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Facts in Support of Finding

- H-1. The proposed Parcel Map and improvements, including the new duplex, are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards based on location and climate. The

Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding

- I. That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Facts in Support of Finding

- I-1. The residential density allowed for the site will remain the same, which allows two units in the R-2 Zoning District. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.

Finding

- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Facts in Support of Finding

- J-1. Wastewater discharge into the existing sewer system has been designed to comply with the Regional Water Quality Control Board (RWQCB) requirements.

Finding

- K. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Facts in Support of Finding

- K-1. The proposed parcel map is for a two-unit condominium. The proposed subdivision and improvements are consistent with the Coastal Land Use Plan designation RT-D (Two-Unit Residential).
- K-2. The subject property conforms with public access policies of Chapter Three of the Coastal Act because the development maintains public access from the nearest public roadway to the shoreline and along the coast.
- K-3. Recreation policies contained within Chapter Three of the Coastal Act are not applicable to the subject property.

Finding

- L. *That public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.*

DRAFT

Facts in Support of Finding

1. The conditions of approval include requirements for public improvements including reconstruction of the existing broken and/or otherwise damaged concrete alley adjacent to the property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map No. NP2013-016, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development in accordance with the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 28th DAY OF AUGUST, 2013.

By:

Brenda Wisneski, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

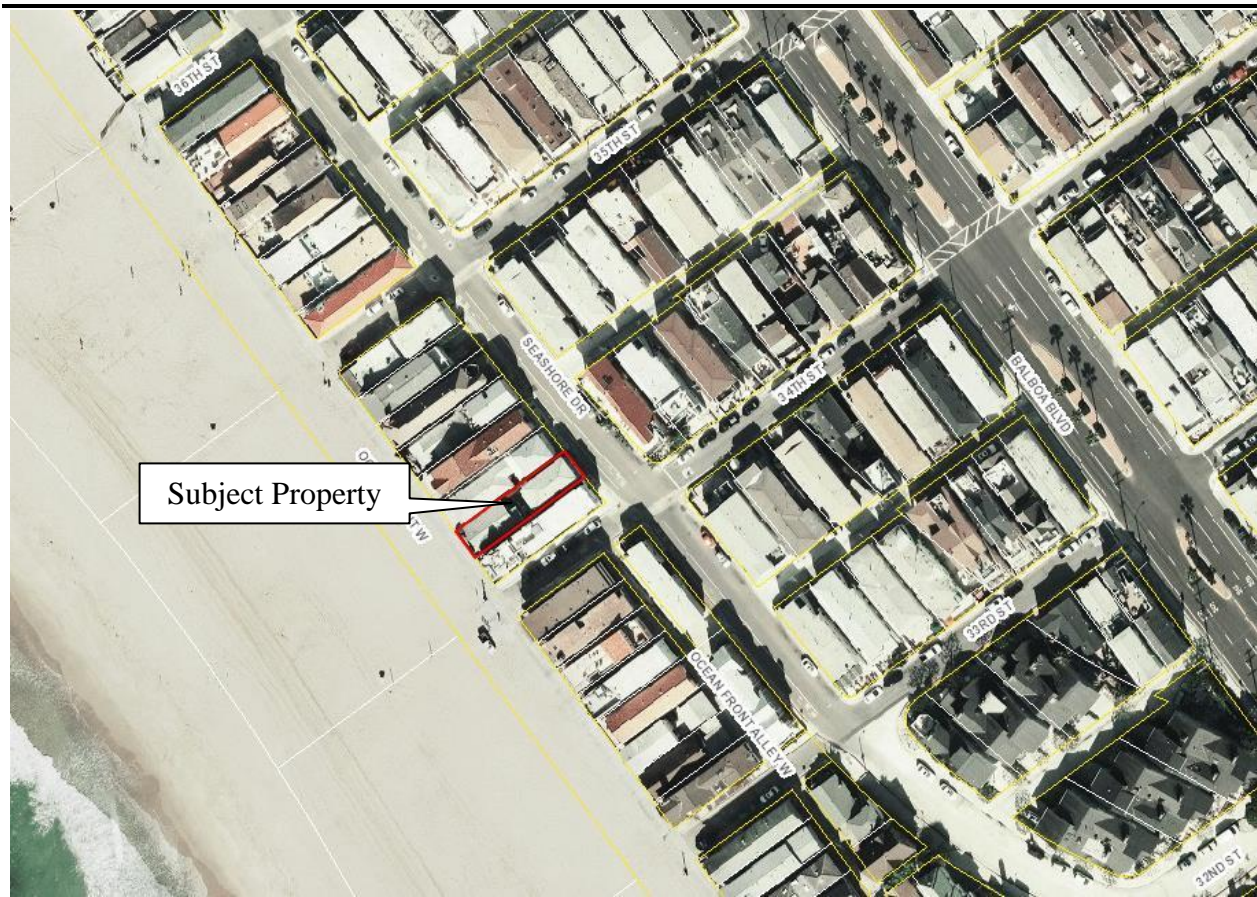
1. A parcel map shall be recorded. The Map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
2. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one-inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
3. All improvements shall be constructed as required by Ordinance and the Public Works Department.
4. All existing private, non-standard improvements within the public right-of-way and/or extensions of private, non-standard improvements into the public right-of-way fronting the development site shall be removed (i.e. decorative pavers).
5. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover. Water meter and sewer cleanout shall be located within the public right-of-way.
6. An encroachment permit is required for all work activities within the public right-of-way.
7. All improvements shall comply with the City's sight distance requirement. See City Standard STD-110-L and Municipal Code 20.30.130.
8. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way may be required at the discretion of the Public Works Inspector.
9. All on-site drainage shall comply with the current City Water Quality requirements.
10. Water services that are to be abandoned shall be capped at the main. Sewer laterals to be abandoned shall be capped at the property line.

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11. Each dwelling unit shall be served with individual gas and electrical service connection and shall maintain separate meters for the utilities.
 12. In compliance with the requirements of Chapter 9.04, Section 901.4.4, of the Newport Beach Municipal Code, approved street numbers or addresses shall be placed on all new and existing buildings in such a location that is plainly visible and legible from the street or road fronting the subject property. Said numbers shall be of non-combustible materials, shall contrast with the background, and shall be either internally or externally illuminated to be visible at night. Numbers shall be no less than four inches in height with a one-inch wide stroke. The Planning Division Plan Check designee shall verify the installation of the approved street number or addresses during the plan check process for the new or remodeled structure.
 13. The building permit for the new construction shall not be finalized until after recordation of the Parcel Map. Subsequent to recordation of the Parcel Map, the applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this permit is finalized.
 14. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Seashore Parcel Map including, but not limited to, Parcel Map No. NP2013-016 (PA2013-146). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.
 15. This Parcel Map shall expire if the map has not been recorded within 2 years of the date of approval, unless an extension is granted by the Community Development Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Tentative Parcel Map No. NP2013-016
PA2013-144

3403 Seashore Drive

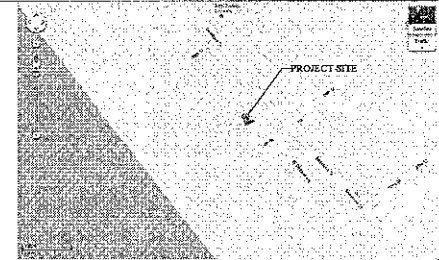
Attachment No. ZA 3

Tentative Parcel Map No. NP2013-016

County Tentative Parcel Map No. 2013-144

EXISTING CONDITIONS SURVEY

3403 SEASHORE DRIVE
AKA: 3402 OCEAN FRONT
NEWPORT BEACH, CA 92663
FOR PARCEL MAP PURPOSES
SURVEY DATE: 02-01-2013



VICINITY MAP
NTS

ABBREVIATIONS

AC	ASPHALT CONCRETE
GP	GUARD POST
UT	UTILITY
FS	FINISHED SURFACE
WM	WATER METER
WV	WATER VALVE
CP	CONTROL POINT
GT	GATE
CF	CURB FACE
TC	TOP OF CURB
FL	FLOW LINE
SOD	SEWER CLEANOUT
SMH	SEWER MANHOLE
HCR	HANDICAP RAMP



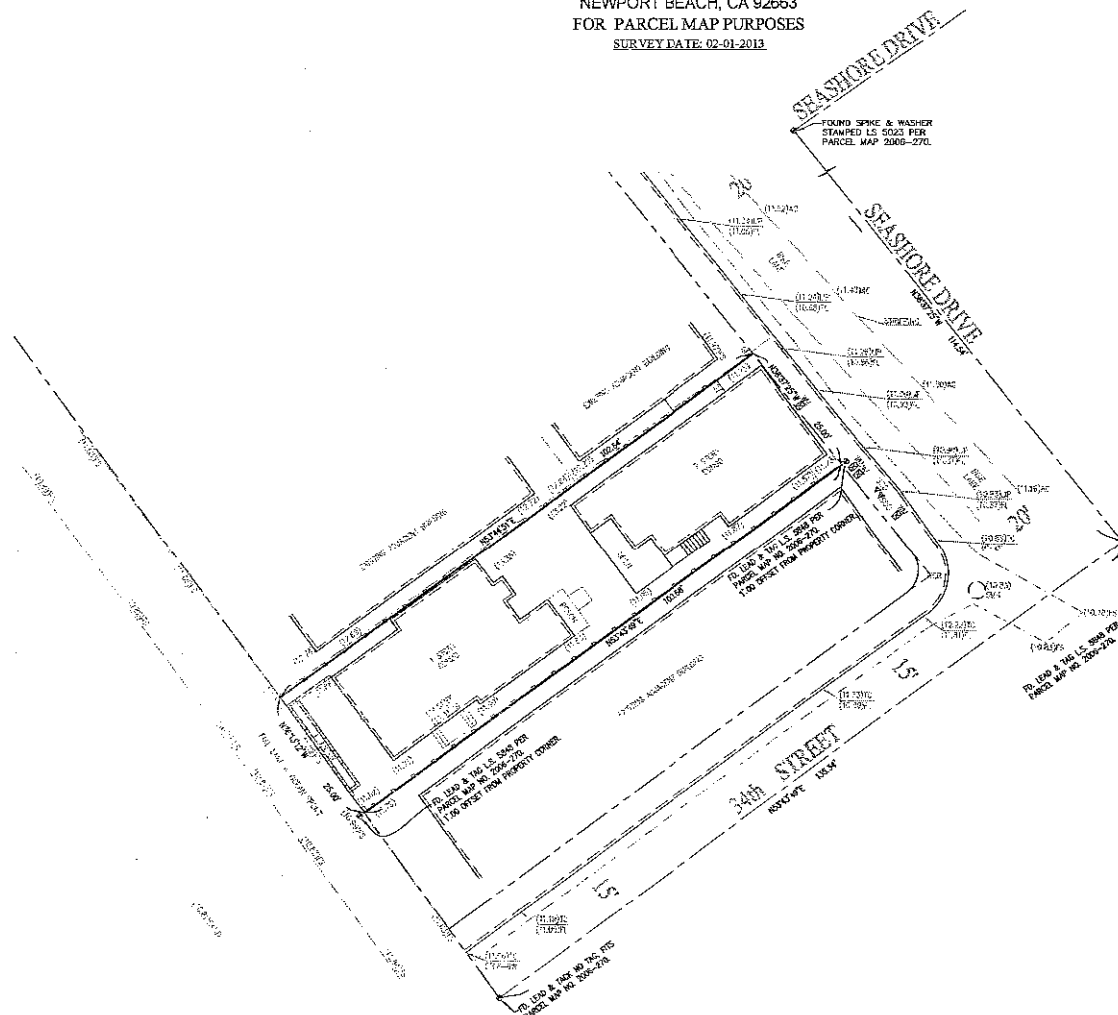
SCALE: 1"=10'

LINE LEGEND

---	CENTERLINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	WOOD OR VINYL FENCE
---	PLANTER WALL
---	FINISHED SURFACE LINE

FEATURES LEGEND

	FOUND SURVEY MONUMENT AS NOTED
	UTILITY BOX
	SIGN

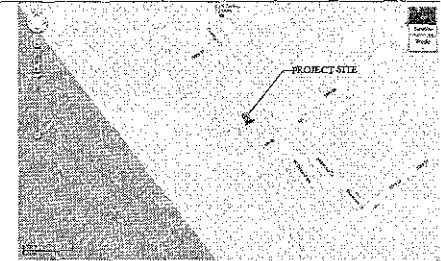


PREPARED BY: CRF CIVIL ENGINEERING & LAND SURVEYING 1101 1/2 STREET, SUITE 200, SAN GABRIEL, CA 91761 TEL: 949-887-8034 FAX: 949-887-8034 WWW.CRF-CA.COM	PREPARED FOR: DAVID YORK ARCHITECT 12 WEST AVENUE SAN GABRIEL SAN GABRIEL, CA 91761 TEL: 949-887-8034 FAX: 949-887-8034 WWW.DAVIDYORKARCHITECT.COM	BENCH MARK: BM DESIGNATION: J-782 19 357 OCS ALUMINUM DISK STAMPED 1/782. MONUMENT IS LOCATED IN NE CORNER OF INTERSECTION OF 20TH ST. AND NORTHBOND NEWPORT BLVD. ELEV.=7,142 FEET (NAV889-1999)	BASIS OF BEARINGS: THE CENTERLINE OF SEASHORE DRIVE BEINGS 357°25'W PER PARCEL MAP 2006-270. RECORDED IN BOOK 366, PAGE 16, IN THE COUNTY OF ORANGE RECORDERS OFFICE.	EXISTING CONDITIONS SURVEY 3403 SEASHORE DRIVE AKA: 3402 OCEAN FRONT NEWPORT BEACH, CA. 92663.		OWNER: LAKS ENTERPRISES, INC. P.O. BOX 130716, CARLSBAD CA. 92013.	LEGAL DESCRIPTION: LOT 2 OF BLOCK 34 OF NEWPORT BEACH TRACT 512, AS RECORDED IN M.M. 3 PAGE 26 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE STATE OF CALIFORNIA.	Project: 02-22-2013 Project number: 13-004 Drawn by: DR Checked by: C.R., RCE Scale: G.D., PLS	<input type="checkbox"/> Design Development <input type="checkbox"/> Progress Const. Docs. <input checked="" type="checkbox"/> City Submittal <input type="checkbox"/> Bid Package <input type="checkbox"/> Construction Issues <input type="checkbox"/> Record Drawings	SHEET NUMBER: 1 OF 2 SHEETS
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PA2013-146 for NP2013-016
3403 Seashore Drive
David York Architect

TENTATIVE PARCEL MAP 2013-144

3403 SEASHORE DRIVE
AKA: 3402 OCEAN FRONT
NEWPORT BEACH, CA 92663
FOR PARCEL MAP PURPOSES
SURVEY DATE: 02-01-2013



VICINITY MAP
NTS

ABBREVIATIONS

AC	ASPHALT CONCRETE
GP	GUARD POST
UT	UTILITY
FS	FINISHED SURFACE
WM	WATER METER
WV	WATER VALVE
CP	CONTROL POINT
GT	GATE
CF	CURB FACE
TC	TOP OF CURB
FL	FLOW LINE
SCD	SEWER CLEANOUT
SMH	SEWER MANHOLE
HR	HANDICAP RAMP



SCALE: 1"=10'

LINE LEGEND

---	CENTERLINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	WOOD OR VINYL FENCE
---	PLANTER WALL
---	FINISHED SURFACE LINE

FEATURES LEGEND

+	FOUND SURVEY MONUMENT AS NOTED
⊠	UTILITY BOX
—	SIGN

ASSESSOR PARCEL NUMBER
423-334-08

PARCEL 1 LAND AREA
2.577 SF
0.06 ACRES

SEWER AND STORM DRAIN
IES INTO EXISTING CITY FACILITIES.

EASEMENTS
NO EASEMENTS SHOWN ON TITLE REPORT
PREPARED BY CHICAGO TITLE COMPANY
ORDER NO. 138620445, JANUARY 14, 2013.

PROPOSED USE OF LAND
RESIDENTIAL/CONDOMINIUM

ZONING
R-2 TWO UNIT RESIDENTIAL

GENERAL PLANTLAND USE
RT TWO UNIT RESIDENTIAL

FLOOD ZONE
ZONE "X" PER FEMA MAP NO. 00059C0381J
CITY OF NEWPORT BEACH, NO. 060227.
PARCEL NO. 0301, SUFFIX "J",
DATED DECEMBER 3, 2009

PREPARED BY:



PREPARED FOR:

DAVID YORK, ARCHITECT
12 WEST AVENIDA SAN CARLOS
SAN CLEMENTE, CA 92672
PH: 949-367-8034
E-mail: YORKARCH@YAHOO.COM
www.davidyorkarchitect.com

BENCH MARK:

BM DESIGNATION: J-762
TO 3/4" ODS ALUMINUM DISK STAMPED
"1782". MONUMENT IS LOCATED IN THE
CORNER OF INTERSECTION OF 29TH ST.
AND NORTHBOND NEWPORT BLVD.
ELEV.=7.142 FEET (NAVD85-1989)

BASIS OF BEARINGS:

THE CENTERLINE OF SEASHORE
DRIVE BEING ADJUSTED PER
PARCEL MAP 2009-270.
RECORDED IN BOOK 360, PAGE
16, IN THE COUNTY OF ORANGE
RECORDERS OFFICE.

TENTATIVE PARCEL MAP
3403 SEASHORE DRIVE
AKA: 3402 OCEAN FRONT
NEWPORT BEACH, CA. 92663.



OWNER:

LAWS ENTERPRISES, INC.
P.O. BOX 130716, CARLSBAD
CA, 92013.

LEGAL DESCRIPTION:

LOT 2 OF BLOCK 34 OF NEWPORT
BEACH TRACT 512, AS RECORDED
IN M.M. 3 PAGE 26 IN THE CITY
OF NEWPORT BEACH, COUNTY OF
ORANGE STATE OF CALIFORNIA.

APN: 473-334-08

Date:

02-22-2013

Project number:

13-004

Dated By:

DP

Designed by:

C.R. RCE

Checked by:

C.D., PLS

- ☐ Design Development
- ☐ Progress Const. Docs.
- ☒ City Submittal
- ☐ 841 Package
- ☐ Construction Issues
- ☐ Record Drawings

SHEET NUMBER:

2

OF 2 SHEETS

PA2013-146 for NP2013-016
3403 Seashore Drive
David York Architect

Item 2. 3403 Seashore Drive Parcel Map (PA2013-146)

Regarding the draft Resolution:

1. Since the City has no certified Local Coastal Program (LCP), I believe the Zoning Administrator lacks the authority to make Finding K (of consistency with the LCP and the Coastal Act). My understanding is that the latter can, at this time, be accomplished only through an application for a Coastal Development Permit.
2. Fact L.1 (top of handwritten page 11) says "*The conditions of approval include requirements for public improvements including reconstruction of the existing broken and/or otherwise damaged concrete alley adjacent to the property.*" I am unable to find any such condition of approval, nor anything else claiming the existing alley needs reconstruction.
3. In Exhibit "A" (Conditions of Approval):
 - a. Should these include the typical boilerplate statement (as in Items 1, 5 and 6) that "*The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval*"? Without that, Fact D-1 (conformity to all ordinances) is difficult to substantiate.
 - b. The boilerplate in Condition 12 contains what, at least to me, is a minor typo: "... *approved street numbers or addresses shall be placed on all new and existing buildings in **such** a location that is plainly visible and legible from the street or road fronting the subject property.*"

~~Item 5. Koll Center Ground Signs Modification Permit (PA2013-047)~~

~~We have, yet again, in Items 5 and 6, a developer wanting modifications to the restrictions they themselves voluntarily placed on their "planned" community. It would seem to me that if their vision of what their development should look like has changed, the Planned Community text should be revised accordingly. Approving a patchwork of "modifications" to the previously agreed to standards means, to me, the "community" is no longer planned and cohesive, nor is it conforming to the agreed upon vision. Amending the PC text so that developments of the proposed types are consistent throughout the Center would seem neither burdensome nor unusual: the cover page to PC15 (Koll Center) says it has already been amended 33 times, most recently by Ordinance No. 2013-5 on March 12, 2013.~~

Regarding the revised draft Resolution of Approval:

1. The title implies the approval would be for the sole purpose of allowing increased ground sign heights, but the text says new signs are being requested. Is the addition of the new signs consistent with the PC text? Or is an increase in number part of the requested modification?